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Governors State University Board of Trustees Facilities Committee Meeting Minutes - June 9, 2008

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**GOVERNORS STATE UNIVERSITY
BOARD OF TRUSTEES**

**FACILITIES COMMITTEE
Minutes of the Monday, June 9, 2008 Meeting**

Lorine Samuels, Chair

Call to Order

The Board of Trustees Facilities Committee met on June 9, 2008 in the William D. McGee Hall of Honors. Chair Samuels called the meeting to order at 8:10 a.m. Trustees Friefeld, Mayer, and Green were present. Trustee DeLaurentiis arrived 8:12 a.m. Trustee Beaupre arrived at 8:34 a.m.

Others present: Elaine Maimon, President; Gebe Ejigu, Executive Vice President and Chief of Staff; Jane Rhoades Hudak, Provost; Alexis Kennedy, General Counsel; Joan Vaughan, Vice President of Institutional Advancement; Jeff Slovak, Deputy Vice President of Administration and Finance; Karen Kissel, Associate Vice President for Financial Services and Comptroller; Susan Rakstang, Associate Vice President for Facilities Development and Management; Tracy Sullivan, Director of Procurement and Auxiliary Services; Paul Blobaum, Faculty Senate President; Kathleen Miller, Civil Service Senate President; Adam Taylor, Student Senate President; and David Dixon, Internal Auditor.

Action Items

Chair Samuels entertained a motion to accept the minutes of the March 28, 2008 Facilities Committee meeting. There was no discussion. Trustee Friefeld made a motion. Trustee Green seconded. The motion was approved by unanimous voice vote.

Information Items and Reports Received

Progress Report on a Wind Turbine Initiative

Ejigu introduced Rakstang. Handouts were provided. Areas covered in Rakstang's report included:

- Feasibility Study
- Discussions with other universities, grant agencies and vendors
- Document Review
- Funding Sources
- Findings
- Recommendations

Research into wind turbine consultants revealed that very few firms specialize in this industry, but rather wind turbine companies have their own engineers who do client studies. The University of Illinois Urbana Campus hired consultants, and paid approximately \$200,000 in fees. However Eastern Illinois University did their own wind testing, monitoring and feasibility studies through their Geology Department. We have been able to obtain some preliminary studies at no charge that will be useful to a consultant we would hire. They include an energy audit by Utilivate Technologies funded by a grant from DCEO, a Renewable Energy Scorecard by Honeywell, and a Wind Turbine Project Preliminary analysis by Entegri Wind Systems.

Our findings revealed wind turbines have an approximately 19 year payback period. Other energy conservation measures have shorter paybacks so combining these measures with wind turbines may bring down the net payback period. In addition the wind resource in the Will County area is inconsistent and ranges from marginal to fair. Feasibility studies can cost between \$150,000 and \$200,000, with individual wind turbines costing upwards of \$2,500,000. A performance contract could include a full wind turbine feasibility study and the cost could be amortized over the contract period. The hiring of an independent consulting engineer would be required.

Therefore, our recommendations at this time are to develop an RFP (Request For Proposal) for a broad Energy Conservation Performance Contract which can include wind turbines, boiler economizers, solar thermal extension, motion sensors, light bulb replacement, geothermal heating systems, biomass fuel for heating, capturing of blow-down from the cooling tower and boiler, BTU instrumentation, rooftop gardens, and cisterns. Performance Contract requirements would incur minimal capital cost and achieve significant long term measurable savings. Our goal is to have bids ready for Board approval in October.

Ejigu asked the Board how they would like the Administration to proceed. Trustee Samuels questioned that if we develop the RFP, would it also include how many wind turbines we would be interested in or would that be predetermined? Rakstang replied that we would have to provide input, providing the contractors with any information we can, and they will go from there. They are obliged to provide us energy savings. They will not risk not producing savings because they don't want to pay us.

Ejigu explained the contract process. Trustee Mayer thanked Rakstang for her hard work on studying this initiative. She asked what the next step in energy conservation would be for an institution as large as GSU. Trustee Friefeld replied that an Energy Performance Contract should provide even better ideas for energy conservation. Trustees Mayer and Samuels agreed this was important.

Trustee Green asked what the student fees that were recommended by the University of Illinois Urbana Campus student energy committee were. Rakstang replied the student committee raised the money. Ejigu stated we have no intention of instituting a student energy fee. Trustee DeLaurentiis asked about the mapping of the Chicago Metro region in terms of wind potential. Rakstang stated it could be found on the internet, under "Wind

Resource Map". Trustee DeLaurentiis echoed the statement of other Trustees in saying it was a great initiative to study energy conservation measures further. Chair Samuels thanked Rakstang for her extensive work on this project.

Action Items

Award of Construction Contracts

Resolution 08-38: Upgrade and Rehab of Elevators

Ejigu presented. This is a Deferred Maintenance Initiative project funded through the proceeds from the sale of the 2007 Revenue Bonds and 2008 COPs. Under this contract, we will be taking care of the rest of the elevators on campus. Bids were sent out and the lowest bid came from Cosgrove Construction, Joliet, IL, for \$868,300. We are asking the Board to award a contract at this time. DeLaurentiis asked if multiple elevators will be under construction at any one time. Rakstang explained that in some instances two elevators can be taken down at the same time; however we are very careful to coordinate the work in order to allow accessibility to all floors on campus. The F wing elevator was not included in the bidding of the F wing project, but will be included in this contract in order to take advantage of the multiple elevator projects being undertaken.

Chair Samuels entertained a motion to move Resolution 08-38 to the Consent Agenda. Trustee Mayer made a motion. Trustee Friefeld seconded. The motion was approved by unanimous voice vote.

Resolution 08-39: Award of Contract for Reconstruction of Parking Lot B

Ejigu presented. All the main campus parking lots except Lot E are original construction from 1974. The level of deterioration requires repaving now as further patching will not improve the situation. We have selected Lot B for reconstruction this summer. The design is being fast tracked so the bid is ready by mid-July. We are asking you to proceed with the award of a contract before we have the bids in order to complete the project before the winter season. We would, of course, report back to you on the results of the bidding process.

Rakstang presented. GSU is a 750 acre campus with five lakes designed to cleanse and hold rainwater before it drains into Thorn Creek. The Illinois EPA has designated Thorn Creek as one of the top 20 waterways in Illinois. Much of the water drains into settling ponds, and once the water clears it goes into the lakes. The engineers were impressed by the design of our system, which was considered very innovative in 1969. The parking lots need to be repaired in order to function better because they are receiving too much water at this time. Our goal is to tie the parking lot renovation in with our lakes because the lots have a huge impact on our lakes. The First Phase would be Lot B; Second Phase Lots A and C; and Third Phase Lots D, E, and the inner ring. This is a student centered approach as students use Lot B most frequently. The design constitutes part permeable paving, part asphalt. The permeable paving will actually trap oil, gas, salt, etc. in the bricks so the water that goes to the storm sewers is clean. It does cost more, approximately 65% more, but it is more environmentally responsible. The drainage from the asphalt will run over

bioswales, which are landscape elements designed to remove silt and pollution from surface runoff water. It is a nice compromise. The project would also include relocation of the emergency call boxes to the bioswales for easier identification, and the installation of better lighting.

Trustee Friefeld questioned the durability of permeable pavers vs. asphalt. Rakstang replied the permeable pavers have a life span of 25 years with very little maintenance, while asphalt, a monolithic material, is conducive to cracking. Friefeld asked if we are obtaining bids for all permeable vs. partial permeable/partial asphalt. Ejigu stated we are. We have a window of opportunity to finish all the parking lots in the next three years under the Deferred Maintenance Initiative, and therefore using partial permeable/partial asphalt is the most economical design. Friefeld opined that given the trade-off of permeable vs. asphalt it may be in our best interest to use all permeable for most cost and environmental savings down the line. Ejigu stated we are hoping the bids for all permeable will actually be lower than the projected 65% increase. He will keep the Board apprised. Trustee DeLaurentiis asked if the bid proposal as described includes the cost of the bioswales, and whether this bid document is just for Phase 1. Ejigu replied it does and it is. Trustee DeLaurentiis asked about a new product, biocrete. Rakstang stated that from her research our climate is too harsh for this product; however she will ask our engineers to research the product further. Chair Samuels asked for clarification of the Executive Summary, asking if cost estimates have been done yet by our engineers. Rakstang stated they have and Lot B should be no more than \$1,500,000. Ejigu stated we are including an alternate for all permeable vs. partial permeable. We are asking for approval to award a contract for no more than \$1,500,000. Trustee DeLaurentiis complimented how progressive we are being in restoring and maintaining our facilities. The proposed ring road, from Lot D to Lot E, will be considered at a later date. Rakstang stated there is a finite pattern of what the Board approved as prairie in the past, and therefore we must make sure not to disturb natural prairie. Ejigu further explained by stating Phase 2 and Phase 3 of the project will be more complex as there are more environmental settings involved. Chair Samuels thanked Rakstang for her hard work and extensive presentation on this project.

Chair Samuels entertained a motion to move Resolution 08-39 to the Consent Agenda for approval, stating that per the Executive Summary the Board will receive information in writing on the bids as soon as the bidding process is complete. Trustee DeLaurentiis questioned how the Board would participate in the bidding process in terms of permeable vs. partial permeable. Ejigu stated we will go with all permeable if we receive a reasonable bid; if not we will go with the design that we now have for partial permeable. Trustee Friefeld urged providing an additional allowance for all permeable in an effort to be more environmentally responsible, trusting the Administration to make a sound decision. Samuels agreed that everyone wants permeable paving; however we need to define some parameters. Trustee Friefeld suggested 10-20% above the \$1,500,000. Ejigu stated that was reasonable. Trustee DeLaurentiis indicated that there are State dollars out there for "Best Practices for Sustainability" and we should look into those. There could be some gap funding. Ejigu stated that is a consideration of our 3-phase plan and we will give our best effort to use all permeable pavers.

Chair Samuels entertained a motion to move Resolution 08-39 to the Consent Agenda. Beaupre made a motion. Trustee Green seconded. The motion was approved by unanimous voice vote.

Future Agenda Items

Ejigu reported his team is working on a significant number of deferred maintenance projects that are not funded by the Deferred Maintenance Initiative. The "Wish List" is being prioritized, and a financing plan from internal resources is being developed for presentation at the October Meeting. Our goal is to practice preventative maintenance in order to prevent more deferred maintenance in the future.

There were no requests for Public Comment.

An Executive Session was not required for the Facilities Committee.

Chair Samuels entertained a motion to adjourn. DeLaurentiis made a motion. Beaupre seconded. The Facilities Committee Meeting adjourned at 9:10 a.m.

Respectfully submitted,

Joan M. Johns